



"Quality from the ground up"

To Mr. & Mrs. Jackson
49986 Grayton Ct
Jacksonville, FL 32224

Date 7/7/08

Subject **Home Inspection Summary of Findings**

Purpose To inform you of the findings of our inspection conducted at 49986 Grayton Ct Jacksonville, FL 32224 on 02/26/08.

Inspection Standard The inspection findings are based on our opinion using the definitions and standards as outlined in your "Home Inspection Analysis Report" on page 2 under the section titled Definitions and Terms as well as the standards and practices as accepted by the American Society of Home Inspectors (**ASHI**).

All ratings and comments made and included in this report are based on the physical conditions visibly observed by the inspector on the day of the inspection with the **main focus being structural and/or systems related**.

Inspection Findings The items below are deficiencies that in our opinion require repair for optimal or safe performance and/or are information the buyer will need to make an informed decision. Please be certain to review the **Photo Pages** and "**Detail Report**", as this is only a summary of findings and may be incomplete.

- 1) Decaying Wood items; (determined by visual inspection as well as physical probing using an awl whenever possible). Repair/replace as required.
 - a) Water damaged OSB decking and truss tails noted around the chimney from the active roof leak.
 - b) Consult WDO inspection report.

Any comments made by Premier Home Inspection Services that are directed at rotted wood, wood-destroying organisms, or pests are based on our observations at the time of this inspection and **are of an advisory nature only** and may not be complete.

The state of Florida requires a company licensed to conduct **WDO** (Wood Destroying Organisms) inspections be contacted for a complete definitive report

Home Inspection Summary of Findings, 2

Inspection Findings (cont.)

in these areas. Premier Home Inspection Services is not licensed to conduct WDO inspections at this time.

- 2) Structural; accessible and visibly inspected components of the structural system are found to be in serviceable condition.
 - a) Home appears to be a monolithic slab foundation, wood frame construction with brick veneer siding “skirt” on the front and vinyl lap siding as main exterior siding.
- 3) Roof/Flashing; Suggested Actions/Repairs
 - a) Roof leak is noted in area of the fireplace chimney; roof is recent replacement (actual age unknown). Infrared imaging and moisture testing indicates the leak is active. Pic-1
 - b) The moisture readings of ceiling area over the chimney were extreme (95% +).
 - c) Interpretation of GE "PROTIMETER SURVEY MASTER" multi-function hand held moisture meter readings; 0-17 is “DRY”, 17-20 is “AT RISK” and 20-100 is “WET”. Readings of 17% + indicate the need for further evaluation and/or repair of damage due to water intrusion.
- 4) Exterior Siding; Suggested Actions/Repairs
 - a) The vinyl siding along the soffit on the right side of the house is coming off; reattach siding as required. Pic-2
- 5) Electrical; Suggested Actions/Repairs
 - a) Suggest all garage, exterior, and kitchen countertop outlets be provided GFCI protection; safety/liability issue until addressed. Pic-3
 - b) The aluminum wire connections at the range, a/c, and heater breakers do not have the anti-oxidizing paste as required (suspect wire connection on outlet behind range is in same condition); safety/liability issue until addressed. Pic-4
- 6) Doors/Windows; Suggested Actions/Repairs
 - a) The sliding screen door in the master bedroom is torn. Pic-5
 - b) The spring sash mechanism on the right front living room window is damaged/defective; safety/liability issue until addressed. Pic-6
 - c) The thermal seal on the front dining room window has failed; window is opaque/cloudy. Pic-7
- 7) Flooring; accessible and visibly inspected components of the flooring are found to be in serviceable condition.
- 8) Bathrooms; Suggested Actions/Repairs
 - a) There is evidence of water intrusion at the wall tiles around and under the master shower window. The wall tiles are loose/hollow when tapped on, grout is cracked out in the tiles, and infrared imaging indicated water intrusion has been occurring for some time. Pic-8

Home Inspection Summary of Findings, 3

Inspection Findings (cont.)

- b) There are loose/buckling tiles at the lower wall area to the left of the tub spout in the master shower. Pic-9
 - c) The master toilet is leaking from the water supply connections at the tank. Pic-10
 - d) The toilet in the upstairs guest bath rocks front/back. To prevent leaks it is recommended that the wax ring be replaced and the toilet be reset. Pic-11
- 9) Drywall/Ceiling; Suggested Actions/Repairs
- a) Water damaged drywall ceiling at the roof leak around the chimney is in need of repair.
- 10) Kitchen/Appliances; Suggested Actions/Repairs
- a) The top seal on the refrigerator door is split and starting to fail. Pic-12
- 11) HVAC (Heating Ventilation Air Conditioning); Suggested Actions/Repairs
- a) There is no catch-pan and high-level shutoff switch to control condensate overflow under the upstairs interior air-handler. If catch-pan & switch is not installed at this time they should be install when air-handler is eventually replaced. Pic-13
- 12) Fireplace; accessible and visibly inspected components of the fireplace are found to be in serviceable condition.
- 13) Plumbing; Suggested Actions/Repairs
- a) The water heater safety-pressure relief valve is not functioning as designed; safety/liability issue until addressed. Pic-14
 - b) The discharge point for the water heater safety-pressure relief valve cannot be located at the time of this inspection; locate discharge point when valve is replaced.
 - c) Water Heater Catch-Pan; Pic-15
 - i) There is no catch pan under the water heater. Most manufacturer recommendations call for a “catch” pan under a water heater installed on the same level as, adjacent to, or over a living area and that it drain to an area where no damage structural or otherwise can be done if the water leaks. In current installation if water heater fails and leaks water may run into the house under the wall of the garage. Concern is for damage to the structure (sill plates, framing), interior living area (carpets, drywall, etc.) and/or microbial/fungal growth (mold).
 - ii) It is suggested manufacturers’ installation instructions be consulted (refer to CAUTION note in the “Location” section of the RUUD/Rheem manual), this condition, and any available remedies be discussed with the builder. If catch-pan is not installed at this time it should be installed when water heater is replaced.

Inspection Findings (cont.)

- d) The plumbing vent stack for the downstairs ½-bath does not extend through the roof as is required; disconnected when home was reroofed? Pic-16
 - 14) Irrigation System; accessible and visibly inspected components of the irrigation system are found to be in serviceable condition.
 - 15) Grading/Drainage; the accessible and visibly inspected areas of the yard would indicate sufficient grading to allow for drainage away from the house with no evidence of significant water standing in the yard or along the foundation areas.
-

Note to Homeowner

- 1) Please review the Detail section of the report and/or photo pages for additional information and or maintenance suggestions.
- 2) Repairs;
 - a) All repairs are driven by the negotiated contract. Some of the items found are easily repaired. When making repair requests of the seller it is suggested that those items you feel you can address be given a lower priority than the repairs requiring a licensed trades person.
 - b) It is highly recommended that a licensed contractor or trades person be consulted for all conditions noted and make repairs as required.
- 3) TERMITE BOND;
 - a) Check current status of Termite Bond if one is in place.
- 4) Weather at Time of Inspection;
 - a) Raining during inspection and 65-degrees +/-.
- 5) Maintenance Items;
 - a) There are a few maintenance related items (gutter cleaning, caulking, cleanup, landscaping items, etc.) identified during this inspection.
 - b) Maintenance items are usually not seller responsibility unless driven by contract. Check your contract and consult your realtor on these items.
- 6) Warranties;
 - a) It is suggested that consideration be given to the purchase of a new home warranty. Systems are checked and tested at the time of this inspection but this inspection does not provide nor is intended to be a warranty or guarantee of the performance of those systems after the inspection.
 - b) There are several Homeowner Warranty programs available, check with your realtor if you are interested in one. Three that we are aware of are;
 - i) American Home Shield, 1-800-247-4749 or www.ahswarranty.com
 - ii) Old Republic, 1-800-445-6999 or www.orhp.com
 - iii) 1st American Home Buyers Protection Corp; 1-800-444-9030 or www.homewarranty.firstam.com

Home Inspection Summary of Findings, 5

**Note to
Homeowner
(cont.)**

- 7) Roof;
 - a) Roof is covered with “Architectural” type asphalt composition shingles and appears to be recent replacement; actual age of roof cannot be determined by this inspection (recent replacement).
 - b) This type roof “typically” comes with a 25-30 year warranty but will last on statistical average 17-20 years +/- in our climate and weather, slightly less in beach/ocean communities.
 - c) With care and maintenance of roof covering there is a low probability of roof replacement required in next 15 years +/- (remaining life comments are not a guarantee or warranty on roof life or against leaks but is general information based on our experience)
- 8) Systems;
 - a) HVAC (Heating Ventilation Air Conditioning);
 - i) Based on the serials numbers on the HVAC equipment was manufactured in 1987.
 - ii) The HVAC system except for those areas noted appears to be functioning as intended at the time of this inspection. The “statistical” life expectancy on the “typical” HVAC heat pump system is 12-15 years
 - iii) The HVAC equipment has exceeded its statistical life expectancy and although operational budgeting should begin for equipment replacement.
 - b) Plumbing;
 - i) Based on the serial numbers the water heaters appear to have been manufactured in 1988.
 - ii) The “statistical” life expectancy on the “typical” water heater system is 10-12 years.
 - iii) The water heater has exceeded its statistical life expectancy and although operational budgeting should begin for equipment replacement.

Suggested Actions

It is suggested that the following actions be considered;

1. Review the “Inspection Findings” section of this letter along with the **entire** Home Inspection Analysis Report provided by Premier Home Inspection Services.
2. We will fax a copy of this Summary to your Realtor, Attorney, Mortgage Company, or the Seller upon your request.
3. Please do not hesitate to contact Premier Home Inspection Services with questions or comments about the inspection process, report, or findings.

Home Inspection Summary of Findings, 6

4. **You** must draw the ultimate conclusions as to these findings and to your next course of action.
-

**Questions,
Consultation**

Any and all dollar amounts given in reference to replacement or repair work is for information purposes only and may not reflect the true expense. For price estimates for required work a licensed contractor should be contacted.

James S McCaughey

PREMIER HOME INSPECTION SERVICES TM